

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

McDonald Park

840 N. Yale

October 2005



Prepared by

DMCG

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – McDonald Park - October 2005 Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Parking	An appropriate number of designated accessible parking spaces do not exist.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing parking lot has 184 total parking spaces and only two designated accessible parking spaces. ADAAG requires a minimum of 6 accessible parking spaces in this parking lot. Provide 4 additional accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	H	H	M	1	\$600	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			
2. Parking	The surface slope of the existing accessible parking spaces and access aisle is too steep.	4.6.3	The surface slope of accessible parking spaces and access aisle is generally beyond 4%. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. Modify the existing accessible parking spaces or create other accessible parking at different location, which are still on the shortest path of travel to accessible entrances.	L	H	M	1 2	\$1,000	See the Accessible Parking Detail for more details on parking surfaces.			
3. Parking	The signs that designate existing accessible parking spaces are partially hidden by tree branches.	4.1.2(5)(b) 4.6.4	Accessible parking spaces are required to have upright signage that includes the symbol of accessibility and van accessible signage where required. Such signs are required to be located so they can be seen with a vehicle parked in the space. Ensure the signs are fully visible.	L	H	H	1	\$50	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin			

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6. Exterior Restrooms	A step exists on the path of travel to the men's and women's restrooms, at the entrance door threshold.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), a ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. We recommend providing a minimum 5-foot by 5-foot level landing at restrooms entrances, where the landing is also level with, or no lower than ½-inch, than the existing restroom entrance door thresholds. A ramp should connect the concrete pad with the ground level.	H H	H	M	2 8 2 3	\$500	ADAAG			
7. Exterior Restrooms	The men's and women's restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	2 9 2 2	\$50	Signage Specifications for Permanent Rooms and Spaces			
8. Exterior Restrooms	Round door hardware exists on the men's and women's restroom entrance door.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify the doors by replacing door knobs with lever-type hardware or installing add-on levers.	M	H	M	2 5	\$150	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.			
9. Exterior Restrooms	The lavatories, in the men's and women's restrooms, are inaccessible due to exposed pipes and round knobs for faucet controls.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. In addition, faucet controls are required to be usable with a tight grip, tight pinching, or twisting of the wrist to operate. Ensure at least one lavatory, in each restroom, complies with ADAAG specifications.	M	H	M	3 0	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			

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10. Exterior Restrooms	The toilet stalls, in the men's and women's restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stalls, lack of grab bars, toilet seats too low, toilet paper dispensers in wrong location, etc. Modify the restroom stalls to comply with ADAAG specifications, if it is technically feasible to do so.	H	H	M	2731	\$5,000	Restroom Figures – Building Blocks			
11. Clubhouse	An appropriate level maneuvering area does not exist on the exterior of the main public entrance due to a dip in the concrete.	4.13.6	ADAAG requires an approximate 5-foot by 5-foot level maneuvering area in front of doors of this type. Modify the area in front of the door so that is its level (no slopes greater than 1:50).	L	H	M	4	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			
12. Clubhouse Interior	The concession counter is too high at 42-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	6	\$200	ADAAG New ADAAG			
13. Clubhouse Interior	The coat rack is located too high at 62-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat rack making sure not to make the rack a protruding object.	L	H	M	7	\$10	Building Block 10 – Reach Ranges			
14. Clubhouse Interior	The existing drinking fountain is inaccessible due to lack of knee space and a high spout.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	H	M	8	\$0	ADA TAM 3 – P 34			
15. Clubhouse Interior	The Green Fees counter is too high at 40-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	L	H	M	9	\$200	ADAAG New ADAAG			

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McDonald Park - Conceptual Cost Projections

Total	\$18,535
Year One (Very High)	\$500
Year Three (High)	\$15,050
Year Five (Medium)	\$900
Year Ten (Low)	\$2,385